



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT & SCOPING MEETING

To:	All Interested Persons and Agencies	From:	Department of Planning & Development Services
Project Title:	8850 Sunset Boulevard Project	Date:	September 19, 2019
Lead Agency:	City of West Hollywood Planning & Development Services Department 8300 Santa Monica Boulevard West Hollywood, California 90069	Project Applicant:	Silver Creek Commercial Development, LLC 8872 Sunset Boulevard West Hollywood, California 90069

Pursuant to California Public Resources Code Section 21165, the City of West Hollywood is the Lead Agency responsible for preparing an Environmental Impact Report (EIR) addressing potential impacts associated with the development of the proposed 8850 Sunset Boulevard Project (proposed project).

Purpose of Notice of Preparation

Under the requirements of the California Environmental Quality Act (CEQA) and its Guidelines, the City, as the Lead Agency, must evaluate the potentially significant environmental effects of the proposed project. The City has determined that an EIR will be prepared to assess the proposed project's effects on the environment, to identify significant impacts, and to identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts. An analysis of alternatives to the proposed project will also be included in the Draft EIR, including the No Project Alternative. The purpose of this Notice of Preparation (NOP) is to inform reviewers of the City's intent to prepare an EIR and to provide an opportunity for interested agencies and persons to comment on the scope and content of the EIR.

Project Location

The project site comprises a block fronting Sunset Boulevard in the City of West Hollywood, is approximately 39,983 square feet in size, and is bound by Sunset Boulevard to the north, Larrabee Street to the east, the London Hotel to the south, and San Vicente Boulevard to the west. The addresses associated with project site are 8850–8878 Sunset Boulevard and 1025–1029 Larrabee Street, West Hollywood. The project site is comprised of eight Assessor Parcel Numbers (APNs): 4339-017-001, 4339-017-002, 4339-017-003, 4339-017-004, 4339-017-005, 4339-017-006, 4339-017-007, and 4339-017-008. The project site is currently developed with one- to two-story commercial buildings totaling approximately 21,000 square feet and surface parking comprising 27,450 square feet. The commercial buildings are located in the northern portion of the site (fronting Sunset Boulevard) and are currently occupied by a nightclub (the Viper Room), restaurants, retail shops, and offices. The surface parking area is in the southern portion of the site, behind the businesses.

Project Description

The proposed project consists of the demolition of the existing commercial buildings and surface parking on the project site and construction and operation of a new mixed-use commercial and residential building. The new building would be approximately 369,000 gross square feet in size and 15 stories (approximately 200 feet) in height (including an emergency helipad) as measured from the lowest point of the site (the southwest corner of the site). This height equates to approximately 185 feet above Sunset Boulevard. The commercial portion of the project would include 115 hotel guestrooms with ancillary uses such as meeting rooms, spa/gym, an outdoor pool area, restaurants, lounges, and retail, as well as a new nightclub space for the Viper Room. The residential portion would provide 31 market-rate condominiums and 10 income-restricted units, and would include residential amenities such as a gym, movie screening room, and an outdoor pool. The proposed project also would include four subterranean levels, three of which would primarily be used as a parking garage, providing 269 spaces.

Potential Environmental Impacts

An Initial Study has been prepared for the project and is available on the City's Current and Historic Preservation Planning webpage. The Initial Study contains a description of the project, its location, and preliminary determinations of the environmental resource topics to be addressed in the EIR. As determined by the analysis in the Initial Study, the potential environmental effects of the proposed project to be addressed in the Draft EIR will include, but may not be limited to the following: Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous

Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. These topics, together with other CEQA-mandated analyses including Alternatives, Cumulative Effects, and Growth Inducement, will be addressed in the EIR.

This NOP is being circulated pursuant to California Resources Code Section 21153(a) and CEQA Guidelines Section 15082. Public agencies and the public are invited to comment on the proposed scope and content of the environmental information to be included in the Draft EIR. A 36-day comment period is provided to return written comments to the City. All comments should be directed to the City at the following address:

Doug Vu, Senior Planner
Planning & Development Services Department
City of West Hollywood
8300 Santa Monica Boulevard
West Hollywood, CA 90069-6216
E-mail: dvu@weho.org

Responses to this NOP should be sent at the earliest possible date, but not later than 36 days after issuance of this notice. **The response deadline is October 25, 2019.** This NOP and the Initial Study for the proposed project are available for review at the Planning and Development Services Department (8300 Santa Monica Boulevard, West Hollywood, CA 90069), at West Hollywood Library (625 North San Vicente Boulevard, West Hollywood, CA 90069), and on the City of West Hollywood website, www.weho.org.

Scoping Meeting

As part of the EIR scoping process, the City of West Hollywood will hold a public scoping meeting on **Thursday, October 10, 2019, from 6:30 p.m. to 8:00 p.m., at the West Hollywood Park Library Community Meeting Room (625 North San Vicente Boulevard, West Hollywood, CA 90069).** The purpose of the scoping meeting is to share information regarding the proposed project and environmental review process, and to receive written comments regarding the scope and content of the environmental analysis to be addressed in the EIR.